3.97 ACRES OF WOODLAND

gth

OAKFORD, TIVERTON





3.97 acres of Woodland

Oakford, Tiverton, EX16 9EY

Oakford 1.2 miles; Bampton 5.9 miles; Tiverton 8.8 miles

An attractive area of woodland with track access, extending in total to approximately 3.97 acres (1.61 ha)

Freehold Guide Price: £50,000





DESCRIPTION

An opportunity to acquire an area of mixed deciduous woodland, predominantly comprising oak.

This is an attractive area of woodland enjoying an accessible location, with track access directly off the public highway. The woodland would be ideally suited to those with conservation or amenity interests.

The woodland extends in total to about 3.97 acres (1.61 ha), as edged in red on the identification plan.

SERVICES & OUTGOINGS

We understand that no mains services are currently connected to the property.

DIRECTIONS

From the Bolham roundabout on the A361—North Devon Link Road at Tiverton, take the exit onto the A361 towards Barnstaple and continue for 5.5 miles, before taking a right (Signposted Bellbrook & Spurway). Continue onto Warbrightsleigh Hill, take a slight left onto Aldridge Mill Hill and the woodland will be found on the left hand side as denoted by our ‘For Sale’ boards.

Using the app What3Words, please follow directions to:

///lifeguard.rested.backward

ADDITIONAL INFORMATION

Local Authority: Mid Devon District Council (MDDC).

Tenure: Freehold with vacant possession available upon completion.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property for the most part is at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). The flood risk zone marginally encroaches on the northeastern boundary of the property, adjacent to the watercourse.

Method of Sale: The property will be offered for sale by online unconditional auction: www.gth.net/auctions/property/onlineauctions

Timed Online Auction due to end at 12pm on Friday 7th August 2026.

Reserve: The property will be offered for sale subject to an undisclosed reserve and the Vendors reserve the right through their Agents to bid up to and including the reserve price.

Auction Pack: The Auction Pack prepared by the vendor's solicitors, containing the contract and special conditions of sale, will be available online at www.gth.net/auctions/property/onlineauctions

All prospective purchasers bidding through the online auction will be deemed to have bid for the property in the full knowledge of their contents and shall not raise any requisition or objection whatsoever thereafter.

Buyers and Administration Fees: At the end of the auction the successful purchaser(s) will be liable to pay a "buyers fee" in the sum of £4,800 (incl. VAT), which is retained by Bamboo Auctions/GTH as a contribution towards the online platform costs. In addition, the purchaser(s) will pay to the Seller the sum of £469.08 for the conveyancing searches obtained by the Seller.

Bidder Registration: All potential bidders are required to register online at gth.net/auctions/online auction in order to view the legal documents and/or bid.

Consumer Protection Regulations: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

***Guide Price*:** An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



***Reserve Price*:** the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot-sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

IMPORTANT NOTICE AND HEALTH & SAFETY POLICY

All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. Land and buildings are a potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing, particularly around buildings and in fields containing stock. All persons viewing the property are asked to observe the country code and close all gates. Greenslade Taylor Hunt, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.
4. No responsibility can be accepted for any expenses incurred by any intending purchasers inspecting properties that have been sold, let or withdrawn.

v.3.1 - Ref.TIV260110 - date produced 09/07/2026

VIEWING

Strictly by appointment only with the agents

Greenslade Taylor Hunt.

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GREENSLADE TAYLOR HUNT

www.gth.net


LB
Spurway Mill
GP
146.3m
FB
147.3m
GP
155.3m
167.7m
N
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West Anstey
East Anstey
Dulverton
355
Bury
Battleton
Brushford
Yeo Mill
Oldways End
268
247
Exebridge
240
Roachill
283
Oakfordbridge
Oakford
Stoodleigh Beacon
301
A396
Stoodleigh
Dart River
Exe Valley
Loxbeare
Washfield
Templeton Bridge
A361
Calverleigh
Templeton
Withleigh
B3137
Cruwys Morchard
Pennymoor
250
Way Village
Well Town
Upham
River Exe

gth









